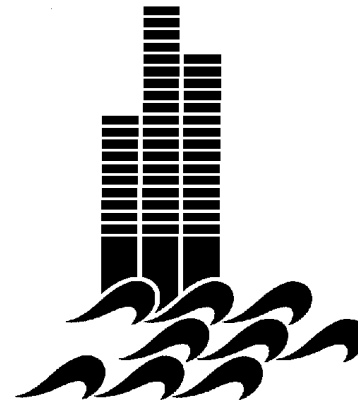


City of Long Beach
Redevelopment Reports
Requested by the City Council on August 20, 2002
Volume IV - Tables



This information is available in an alternative format
by request to Otis Ginoza at (562 570-5093).

Table 1: Cash Available by Project Area - September 30, 2002

	Total Fund Balance	Less Restricted & Noncash	Available Fund Balance	Less Voluntary Reserve	Funds Available for Operations
Central	\$1,823,045	(\$1,492,250)	\$330,795	\$0	\$330,795
Downtown	55,114,478	(41,313,782)	13,800,696	(8,282,322)	5,518,374
Los Altos	79	0	79	0	79
North	48,315,046	(4,263,375)	44,051,671	(3,015,675)	41,035,996
Poly High	878,682	(132,802)	745,880	(221,450)	524,430
West Beach	1,897,655	(690,803)	1,206,852	(834,797)	372,055
WLBI	22,395,387	(16,607,682)	5,787,705	(2,560,949)	3,226,756
Project Income Fund	1,921,415	0	1,921,415	0	1,921,415
Total	132,345,787	(64,500,694)	67,845,093	(14,915,193)	52,929,900

Definitions

Total Fund Balance

All of the Project Area assets including cash and real estate.

Restricted/Noncash

Assets that cannot be spent, such as land and cash in legally restricted reserves.

Available Fund Balance

Cash that could legally be spent on projects and programs.

Voluntary Reserve

The Redevelopment Agency's adopted policy of maintaining a reserve equal to one years debt service payments. The reserve is called the "Voluntray Reserve" because it is not required by law.

Funds Available for Operations

Funds remaining after deducting the Voluntary Reserve. This is the amount of funding available for the project areas redevelopment activities at the beginning of FY2003.

Table 2: Project Area Characteristics that Influence the Generation of Tax Increment

Project Area	Age	Size in Acres	Base Year Value	FY 2003 Value	Change	% Change	Gross Tax Increment FY 2003
West Beach	38	21	\$4,055,538	\$132,664,000	\$128,608,462	3171%	\$1,305,000
Poly High	29	87	5,427,680	45,962,000	40,534,320	747%	418,000
WLBI	27	1,368	162,449,672	667,401,000	504,951,328	311%	6,238,000
Downtown	27	421	118,086,031	863,733,000	745,646,969	631%	8,019,000
Los Altos	11	45	39,896,120	84,307,000	44,410,880	111%	449,000
North	6	12,507	3,104,508,000	4,228,138,000	1,123,630,000	36%	11,354,000
Central	1	2,618	1,867,324,000	2,112,780,000	245,456,000	13%	2,476,000
Total		17,067	5,301,747,041	8,134,985,000	2,833,237,959	53%	30,259,000

Table 3: Project Area Net Tax Increment - FY 2003

Project Area	Gross Tax Increment	County Admin Fee	Housing Set-aside	Statutory Pass-Through	Net Tax Increment
West Beach	\$1,305,000	\$25,000	\$256,000	\$0	\$1,024,000
Poly High	418,000	8,000	82,000	0	328,000
WLBI	6,236,000	119,000	1,223,000	0	4,894,000
Downtown	7,792,000	148,000	1,529,000	0	6,115,000
Los Altos	449,000	9,000	88,000	0	352,000
North	11,354,000	266,000	2,218,000	2,218,000	6,652,000
Central	2,476,000	50,000	485,000	485,000	1,456,000
Total		625,000	5,881,000	2,703,000	20,821,000

Table 4: Available Revenues for Projects and Programs - FY 2003*

	West Beach	Poly High	WLBI	Downtown	Los Altos	North	Central	Total
Revenues								
Net Tax Increment	\$1,024,000	\$328,000	\$4,894,000	\$6,116,000	\$352,000	\$6,653,000	\$1,456,000	
Interest Income	43,200	13,500	359,925	1,099,900	7,100	620,000	9,000	
Sales Tax	0	0	0	0	736,000	0	0	
Inter-project Loan Payments	0	0	1,032,488	0	0	0	0	
Other Income	0	0	0	929,034	0	0	189,000	
Total Revenues	1,067,200	341,500	6,286,413	8,144,934	1,095,100	7,273,000	1,654,000	
Fixed Expenditures								
Administration	56,193	92,287	524,186	999,860	62,612	875,098	460,047	
Bond Debt Service	834,797	221,450	2,632,094	7,103,986	0	3,015,675	0	
Other Debt Obligations	0	0	525,945	117,600	1,032,488	72,000	51,196	
Parking Programs	0	0	0	716,940	0	0	0	
Total Fixed Expenditures	890,990	313,737	3,682,225	8,938,386	1,095,100	3,962,773	511,243	
Funds for Projects and Programs	176,210	27,763	2,604,188	(793,452)	0	3,310,227	1,142,757	6,467,693

*This table does not include one time revenues or expenses that are expected to occur in FY 2003

Table 5: Net Tax Increment Projection - FY 2003-2012

Year	West Beach	Poly High	WLBI	Downtown	Los Altos	North	Central	Total
2003	\$1,024,000	\$328,000	\$4,894,000	\$6,116,000	\$352,000	\$6,653,000	\$1,456,000	\$20,823,000
2004	1,042,000	334,000	4,908,000	6,713,000	375,000	7,886,000	1,716,000	22,974,000
2005	1,061,000	341,000	4,986,000	8,762,000	388,000	8,664,000	2,178,000	26,380,000
2006	1,080,000	348,000	5,060,000	9,438,000	401,000	9,171,000	2,419,000	27,917,000
2007	1,099,000	354,000	5,129,000	9,615,000	415,000	9,744,000	2,665,000	29,021,000
2008	1,119,000	361,000	5,200,000	9,795,000	429,000	10,115,000	2,916,000	29,935,000
2009	1,139,000	368,000	5,271,000	9,979,000	443,000	10,493,000	3,172,000	30,865,000
2010	1,160,000	375,000	5,344,000	10,167,000	457,000	10,878,000	3,433,000	31,814,000
2011	1,181,000	382,000	5,419,000	10,358,000	472,000	11,271,000	3,699,000	32,782,000
2012	1,202,000	390,000	5,495,000	10,555,000	487,000	11,673,000	3,971,000	33,773,000
Total	11,107,000	3,581,000	51,706,000	91,498,000	4,219,000	96,548,000	27,625,000	286,284,000

Table 6: Revenues Available for Projects and Programs - FY 2003-2012

Year	West Beach	Poly High	WLBI	Downtown	Los Altos	North	Central	Total
2003	\$176,210	\$27,763	\$2,604,188	(\$793,452)	\$0	\$3,310,227	\$1,142,757	\$6,467,693
2004	192,188	29,516	2,054,730	(1,144,049)	0	4,645,870	1,388,956	7,167,211
2005	210,446	33,734	2,239,687	1,002,325	0	5,402,995	1,836,740	10,725,927
2006	226,545	41,202	2,315,889	1,661,268	0	5,878,078	2,063,098	12,186,080
2007	242,245	43,773	2,348,277	1,814,775	0	6,421,828	2,294,017	13,164,915
2008	265,922	47,640	2,449,191	1,909,481	0	6,767,162	2,529,483	13,968,879
2009	281,274	52,797	2,519,952	2,062,271	0	7,110,927	2,769,484	14,796,705
2010	300,373	53,195	2,584,981	2,213,792	0	7,464,710	3,014,004	15,631,055
2011	322,446	59,071	2,662,011	2,365,938	0	7,829,422	3,263,030	16,501,918
2012	335,804	67,180	2,728,948	2,527,578	0	8,194,975	3,517,547	17,372,032
Total	2,553,453	455,871	24,507,854	13,619,927	0	63,026,194	23,819,116	127,982,415

Table 7: Net Tax Increment Generated by the Port

Fiscal Year	WLBI Net Tax Increment			North Tax Increment			Total From Port
	Total Project	From Port	% of Total	Total Project	From Port	% of Total	
2003	\$4,894,000	\$3,425,800	70.0%	\$6,653,000	\$219,000	3.3%	\$3,644,800
2004	4,908,000	3,435,600	70.0%	7,886,000	894,000	11.3%	4,329,600
2005	4,986,000	3,490,200	70.0%	8,664,000	1,257,000	14.5%	4,747,200
2006	5,060,000	3,542,000	70.0%	9,171,000	1,355,000	14.8%	4,897,000
2007	5,129,000	3,590,300	70.0%	9,745,000	1,512,000	15.5%	5,102,300
2008	5,200,000	3,640,000	70.0%	10,115,000	1,576,000	15.6%	5,216,000
2009	5,271,000	3,689,700	70.0%	10,493,000	1,642,000	15.6%	5,331,700
2010	5,344,000	3,740,800	70.0%	10,878,000	1,709,000	15.7%	5,449,800
2011	5,419,000	3,793,300	70.0%	11,272,000	1,778,000	15.8%	5,571,300
2012	5,495,000	3,846,500	70.0%	11,672,000	1,847,000	15.8%	5,693,500
Total	51,706,000	36,194,200	70.0%	96,549,000	13,789,000	14.3%	49,983,200

Table 8: Project Area Time Limits

Project Area	Date Project Area Adopted	Time Limit for Incurring Debt	Termination of Redevelopment Activity	Time Limit for Repayment of Debt
West Beach	July 21, 1964	January 1, 2004	January 1, 2009	January 2, 2019
Poly High	April 3, 1973	December 31, 2003	April 3, 2013	April 3, 2023
WLBI	July 1, 1975	January 1, 2004	July 1, 2015	July 1, 2025
Downtown	June 17, 1975	January 1, 2004	June 17, 2015	June 17, 2025
Los Altos	December 10, 1991	December 10, 2011	December 10, 2031	December 10, 2041
North	July 16, 1996	July 16, 2016	July 16, 2026	July 16, 2041
Central	March 6, 2001	March 6, 2021	March 6, 2031	March 6, 2046

Table 9: Tax Increment per Acre - FY 2003 - 2012

Project Area	Size in Acres	Total Net Tax Increment FY 2003-2012	Tax Increment Per Acre
West Beach	21	\$11,107,000	\$528,905
Poly High	87	3,581,000	41,161
WLBI	1,368	51,706,000	37,797
Downtown	421	91,498,000	217,335
Los Altos	45	4,219,000	93,756
North - Total Project Area	12,507	96,548,000	7,720
North - Land Only	7,540	96,548,000	12,805
Central	2,618	27,625,000	10,552
Total	17,067	286,283,000	16,774

Table10: Tax Increment per Capita - FY 2003 - 2012

Project Area	Population	Total Net Tax Increment FY 2003-2012	Tax Increment Per Person
West Beach	0	\$11,107,000	n.a.
Poly High	1,316	3,568,000	2,711
WLBI	296	51,706,000	174,682
Downtown	2,979	91,488,000	30,711
Los Altos	110	4,219,000	38,355
North	94,505	96,549,000	1,022
Central	95,655	27,625,000	289
Total	194,861	286,262,000	1,469

Table11: Census 2000 Demographic Profile by Redevelopment Project Area

	City of Long Beach		Central		North		Downtown		Poly High		Westside Industrial		Los Altos		West Beach	Total of all Redevelopment Areas	
Total Population	461,522		95,655		94,505		2,979		1,316		296		110		0	194,861	
Sex and Age																	
Male	226,718	49.1%	48,638	50.8%	45,900	48.6%	1,766	59.3%	594	45.1%	183	61.8%	41	37.3%	0	97,122	49.8%
Female	234,804	50.9%	47,017	49.2%	48,605	51.4%	1,213	40.7%	722	54.9%	113	38.2%	69	62.7%	0	97,739	50.2%
under 18 years	134,639	29.2%	34,969	36.6%	34,249	36.2%	177	5.9%	537	40.8%	82	27.7%	9	8.2%	0	70,023	35.9%
18 to 64 years	284,981	61.7%	55,717	58.2%	54,183	57.3%	2,311	77.6%	714	54.3%	207	69.9%	93	84.5%	0	113,225	58.1%
65 years and over	41,902	9.1%	4,969	5.2%	6,073	6.4%	491	16.5%	65	4.9%	7	2.4%	8	7.3%	0	11,613	6.0%
Ethnicity/Race																	
Hispanic	165,092	35.8%	54,495	57.0%	42,688	45.2%	487	16.3%	260	19.8%	181	61.1%	25	22.7%	0	98,136	50.4%
White	152,899	33.1%	10,301	10.8%	14,590	15.4%	1,701	57.1%	8	0.6%	61	20.6%	67	60.9%	0	26,728	13.7%
Black	66,836	14.5%	14,771	15.4%	21,809	23.1%	369	12.4%	596	45.3%	30	10.1%	0	0.0%	0	37,575	19.3%
American Indian	1,772	0.4%	381	0.4%	330	0.3%	13	0.4%	1	0.1%	4	1.4%	0	0.0%	0	729	0.4%
Asian	54,937	11.9%	12,448	13.0%	9,914	10.5%	270	9.1%	376	28.6%	7	2.4%	8	7.3%	0	23,023	11.8%
Pacific Islander	5,392	1.2%	828	0.9%	2,456	2.6%	10	0.3%	43	3.3%	6	2.0%	0	0.0%	0	3,343	1.7%
Other	1,013	0.2%	148	0.2%	162	0.2%	12	0.4%	0	0.0%	4	1.4%	0	0.0%	0	326	0.2%
2 or more races	13,581	2.9%	2,283	2.4%	2,556	2.7%	117	3.9%	32	2.4%	3	1.0%	10	9.1%	0	5,001	2.6%
Housing																	
Housing Units	171,632		31,348		28,638		2,166		387		76		64		0	62,679	
Owner Occupied	66,928	39.0%	4,575	14.6%	11,857	41.4%	598	27.6%	56	14.5%	4	5.3%	20	31.3%	0	17,110	27.3%
Renter Occupied	96,160	56.0%	24,392	77.8%	15,295	53.4%	1,322	61.0%	311	80.4%	62	81.6%	42	65.6%	0	41,424	66.1%
Vacant	8,544	5.0%	2,381	7.6%	1,486	5.2%	246	11.4%	20	5.2%	10	13.2%	2	3.1%	0	4,145	6.6%
Total Households	163,088		28,967		27,152		1,920		367		66		62		0	58,534	
Ave. Household Size	2.77		3.23		3.44		1.44		3.59		3.91		1.77		0.00	0.00	

Table 12: Project Areas Retain 50% or 25% of Available Revenues - FY 2003

Project Area	Available Revenues (from Table 4)	50% Retained for Project Area	50% to Agency Pool	25% Retained for Project Area	75% to Agency Pool
West Beach	\$176,210	\$88,105	\$88,105	\$44,053	\$132,158
Poly High	27,763	13,882	13,882	6,941	20,822
WLBI*	2,604,188	1,302,094	1,302,094	651,047	1,953,141
Downtown	0	0	0	0	0
Los Altos*	0	0	0	0	0
North	3,310,227	1,655,114	1,655,114	827,557	2,482,670
Central	1,142,757	571,379	571,379	285,689	857,068
Total	7,261,145	3,630,573	3,630,573	1,815,286	5,445,859

*This table assumes that the Inter-Project Loans remain after a merger and that the Los Altos Project Area transfers all its available revenue to WLBI.

Table 13: Allocation of Available Revenues by Land Area - FY 2003

Project Area	Cash Available (from Table 1)	Available Revenues (from Table 4)	Project Size in Acres	% of Total	Distribution of Cash by Land Area	Distribution of Revenues by Land Area
West Beach	\$330,795	\$176,210	21	0.1%	\$62,712	\$7,958
Poly High	524,430	27,763	87	0.5%	259,808	32,969
WLBI*	3,226,756	2,604,188	1,368	8.0%	4,085,262	518,416
Downtown	5,518,374	(793,452)	421	2.5%	1,257,233	159,542
Los Altos*	79	0	45	0.3%	134,384	17,053
North	41,035,996	3,310,227	12,507	73.3%	37,349,686	4,739,640
Central	330,795	1,142,757	2,618	15.3%	7,818,140	992,115
Total	50,967,225	6,467,693	17,067	100.0%	50,967,225	6,467,693

*This table assumes that the Inter-Project Loans remain after a merger and that the Los Altos Project Area transfers all its available revenue to WLBI.

Table 14: Allocation of Available Revenues by Population - FY 2003

Project Area	Cash Available (from Table 1)	Available Revenues (from Table 4)	Project Area Population	% of Total	Distribution of Cash by Population	Distribution of Revenues by Population
West Beach	\$330,795	\$176,210	0	0.0%	\$0	\$0
Poly High	524,430	27,763	1,316	0.7%	344,209	43,680
WLBI*	3,226,756	2,604,188	296	0.2%	77,421	9,825
Downtown	5,518,374	(793,452)	2,979	1.5%	779,178	98,877
Los Altos*	79	0	110	0.1%	28,771	3,651
North	41,035,996	3,310,227	94,505	48.5%	24,718,428	3,136,745
Central	330,795	1,142,757	95,655	49.1%	25,019,218	3,174,915
Total	50,967,225	6,467,693	194,861	100.0%	50,967,225	6,467,693

*This table assumes that the Inter-Project Loans remain after a merger and that the Los Altos Project Area transfers all its available revenue to WLBI.

Table 15: Transfer of all North Port Tax Increment To the Central Project Area

North Long Beach Project Area Net Tax Increment

Fiscal Year	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	Ten Year Total
Total TI	\$6,653,000	\$7,886,000	\$8,664,000	\$9,171,000	\$9,745,000	\$10,115,000	\$10,493,000	\$10,878,000	\$11,272,000	\$11,672,000	\$96,549,000
Port TI	219,000	894,000	1,257,000	1,355,000	1,512,000	1,576,000	1,642,000	1,709,000	1,778,000	1,847,000	13,789,000
% from Port	3.3%	11.3%	14.5%	14.8%	15.5%	15.6%	15.6%	15.7%	15.8%	15.8%	14.3%
Transfer Port TI To Central	(219,000)	(894,000)	(1,257,000)	(1,355,000)	(1,512,000)	(1,576,000)	(1,642,000)	(1,709,000)	(1,778,000)	(1,847,000)	(13,789,000)
After Transfer	6,434,000	6,992,000	7,407,000	7,816,000	8,233,000	8,539,000	8,851,000	9,169,000	9,494,000	9,825,000	82,760,000

Central Long Beach Net Tax Increment

Fiscal Year	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	Ten Year Total
Total TI	1,456,000	1,716,000	2,178,000	2,419,000	2,665,000	2,916,000	3,172,000	3,433,000	3,699,000	3,971,000	27,625,000
Transfer from Nort	219,000	894,000	1,257,000	1,355,000	1,512,000	1,576,000	1,642,000	1,709,000	1,778,000	1,847,000	13,789,000
After Transfer	1,675,000	2,610,000	3,435,000	3,774,000	4,177,000	4,492,000	4,814,000	5,142,000	5,477,000	5,818,000	41,414,000

Table 16: North and Central Project Areas Share Port Tax Increment

North Project Area Size		Percent of	
	Acres		Acreage Total
NonPort	5,661	North (nonport)	5,661 68.4%
Port	6,846	Central	2,618 31.6%
Total	12,507		8,279 100.0%

North Long Beach Project Area Net Tax Increment

Fiscal Year	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	Ten Year Total
Total TI	\$6,653,000	\$7,886,000	\$8,664,000	\$9,171,000	\$9,745,000	\$10,115,000	\$10,493,000	\$10,878,000	\$11,272,000	\$11,672,000	\$96,549,000
Port TI	219,000	894,000	1,257,000	1,355,000	1,512,000	1,576,000	1,642,000	1,709,000	1,778,000	1,847,000	13,789,000
% from Port	3.3%	11.3%	14.5%	14.8%	15.5%	15.6%	15.6%	15.7%	15.8%	15.8%	14.3%
Transfer 31.6% of Port TI to Central	(69,253)	(282,702)	(397,491)	(428,480)	(478,127)	(498,366)	(519,236)	(540,423)	(562,242)	(584,062)	(4,360,382)
After Transfer	6,583,747	7,603,298	8,266,509	8,742,520	9,266,873	9,616,634	9,973,764	10,337,577	10,709,758	11,087,938	92,188,618

Central Long Beach Net Tax Increment

Fiscal Year	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	Ten Year Total
Total TI	\$1,456,000	\$1,716,000	\$2,178,000	\$2,419,000	\$2,665,000	\$2,916,000	\$3,172,000	\$3,433,000	\$3,699,000	\$3,971,000	\$27,625,000
Transfer from North	69,253	282,702	397,491	428,480	478,127	498,366	519,236	540,423	562,242	584,062	4,360,382
After Transfer	1,525,253	1,998,702	2,575,491	2,847,480	3,143,127	3,414,366	3,691,236	3,973,423	4,261,242	4,555,062	31,985,382

Table 17: Divide Port Tax Increment Between Central, North and WLBI Project Areas

Total Port Net Tax Increment											Ten Year
Fiscal Year	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	Total
From North	\$219,000	\$894,000	\$1,257,000	\$1,355,000	\$1,512,000	\$1,576,000	\$1,642,000	\$1,709,000	\$1,778,000	\$1,847,000	\$13,789,000
From WLBI	3,425,800	3,435,600	3,490,200	3,542,000	3,590,300	3,640,000	3,689,700	3,740,800	3,793,300	3,846,500	36,194,200
Total	3,644,800	4,329,600	4,747,200	4,897,000	5,102,300	5,216,000	5,331,700	5,449,800	5,571,300	5,693,500	49,983,200

Equal Distribution Between Central North and WLBI Project Areas											Ten Year
Fiscal Year	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	Total
Central	\$1,214,933	\$1,443,200	\$1,582,400	\$1,632,333	\$1,700,767	\$1,738,667	\$1,777,233	\$1,816,600	\$1,857,100	\$1,897,833	\$16,661,067
North	1,214,933	1,443,200	1,582,400	1,632,333	1,700,767	1,738,667	1,777,233	1,816,600	1,857,100	1,897,833	16,661,067
WLBI	1,214,933	1,443,200	1,582,400	1,632,333	1,700,767	1,738,667	1,777,233	1,816,600	1,857,100	1,897,833	16,661,067

Change in Port Tax Increment Received by Each Project Area

											Ten Year
Fiscal Year	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	Total
Central	\$1,214,933	\$1,443,200	\$1,582,400	\$1,632,333	\$1,700,767	\$1,738,667	\$1,777,233	\$1,816,600	\$1,857,100	\$1,897,833	\$16,661,067
North	995,933	549,200	325,400	277,333	188,767	162,667	135,233	107,600	79,100	50,833	2,872,067
WLBI	(2,210,867)	(1,992,400)	(1,907,800)	(1,909,667)	(1,889,533)	(1,901,333)	(1,912,467)	(1,924,200)	(1,936,200)	(1,948,667)	(19,533,133)

Table 18: North Pays Central and Downtown Set-aside

Under this Parameter the North Project Area: (1) transfers the Port TI to Central, (2) pays the Central housing set-aside and (3) pays the Downtown set-aside which is subsequently transferred to Central.

North Transfers to the Central Project Area

Fiscal Year	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	Total
Central Set-aside	\$485,000	\$572,000	\$726,000	\$806,000	\$888,000	\$972,000	\$1,057,000	\$1,144,000	\$1,233,000	\$1,324,000	\$9,207,000
Downtown Set-aside	1,573,000	1,912,000	2,375,000	2,420,000	2,466,000	2,513,000	2,561,000	2,610,000	2,666,000	2,711,000	23,807,000
Total	2,058,000	2,484,000	3,101,000	3,226,000	3,354,000	3,485,000	3,618,000	3,754,000	3,899,000	4,035,000	33,014,000

Impact of Transfers on the North Project Area

Fiscal Year	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	Total
North Net TI	\$6,653,000	\$7,886,000	\$8,664,000	\$9,171,000	\$9,745,000	\$10,115,000	\$10,493,000	\$10,878,000	\$11,272,000	\$11,672,000	\$96,549,000
Other Income	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	6,000,000
Less Fixed Expenses	(4,000,000)	(4,000,000)	(4,000,000)	(4,000,000)	(4,000,000)	(4,000,000)	(4,000,000)	(4,000,000)	(4,000,000)	(4,000,000)	(40,000,000)
Less Transfer to Central	(2,058,000)	(2,484,000)	(3,101,000)	(3,226,000)	(3,354,000)	(3,485,000)	(3,618,000)	(3,754,000)	(3,899,000)	(4,035,000)	(33,014,000)
Remaining Revenue	1,195,000	2,002,000	2,163,000	2,545,000	2,991,000	3,230,000	3,475,000	3,724,000	3,973,000	4,237,000	29,535,000

Impact of Transfers on the Central Project Area

Fiscal Year	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	Total
Central Net TI	\$1,456,000	\$1,716,000	\$2,178,000	\$2,419,000	\$2,665,000	\$2,916,000	\$3,172,000	\$3,433,000	\$3,699,000	\$3,971,000	\$27,625,000
Transfer from North	2,058,000	2,484,000	3,101,000	3,226,000	3,354,000	3,485,000	3,618,000	3,754,000	3,899,000	4,035,000	33,014,000
After Transfer	3,514,000	4,200,000	5,279,000	5,645,000	6,019,000	6,401,000	6,790,000	7,187,000	7,598,000	8,006,000	60,639,000

Table 19: Inter-Project Loan Summary

Lender	Borrower	Date of Loan	Original Loan Amount	Loan Balance	Use of Loan
West Beach	Downtown	11/25/1991	\$500,000	\$0 ¹	Pine Square (Downtown)
WLBI	Poly High	7/28/1988	1,000,000	0 ²	Notrica's 32nd Street Market (Poly High)
WLBI	Poly High	7/11/1995	54,711	0 ²	Wrigley Market Place (Central)
WLBI	West Beach	7/11/1995	226,340	289,861	Wrigley Market Place (Central)
WLBI	Downtown	7/28/1980	6,770,831	11,985,503	Long Beach Plaza and Garage (Downtown)
WLBI	Downtown	11/25/1991	2,000,000	0 ¹	Pine Square (Downtown)
WLBI	Downtown	7/11/1995	728,581	933,053	Chestnut Garage (Downtown)
WLBI	Los Altos	6/5/1995	12,700,000	9,701,461	Los Altos Makert Center
WLBI	Central	7/11/1995	1,616,528	2,070,197	Wrigley Market Place (Central)
Subtotal			25,096,991	24,980,075	
Total			25,596,991	24,980,075	

¹ The Interproject Loans used for the development of Pine Square were discharged as a result of the bankruptcy of the developer.

² The Poly High Project Area repaid its interproject loans from the WLBI Project Area in FY 2002

Table 20: Inter-Project Loan Payment Plan FY 2003 to 2015

Current inter-project loan balances and annual payments needed to retire loans by 2015

Inter-project Loans Owed to the West Beach Project Area	Loan Balance	Annual Payment Needed to Retire
Interproject Loan from West Beach to Downtown	\$1,243,594	\$132,388
<u>Inter-project Loans Owed to the West Beach Project Area</u>		
Interproject Loan from WLBI to Downtown	18,686,549	1,989,291
Interproject Loan from WLBI to Central	2,024,580	215,528
Interproject Loan from WLBI to West Beach	283,474	30,177
Interproject Loan from WLBI to Los Altos	10,794,910	1,149,180
<u>Total</u>	<u>31,789,513</u>	<u>3,384,177</u>

Table 21: Housing Set-aside Projection - FY 2003-2012

Year	West Beach	Poly High	WLBI	Downtown	Los Altos	North	Central	Total
2003	\$256,000	\$82,000	\$1,223,000	\$1,529,000	\$88,000	\$2,218,000	\$485,000	\$5,881,000
2004	260,000	84,000	1,227,000	1,678,000	94,000	2,629,000	572,000	6,544,000
2005	265,000	85,000	1,247,000	2,190,000	97,000	2,888,000	726,000	7,498,000
2006	270,000	87,000	1,265,000	2,359,000	100,000	3,057,000	806,000	7,944,000
2007	275,000	89,000	1,282,000	2,404,000	104,000	3,248,000	888,000	8,290,000
2008	280,000	90,000	1,300,000	2,449,000	107,000	3,420,000	972,000	8,618,000
2009	285,000	92,000	1,318,000	2,495,000	111,000	3,595,000	1,057,000	8,953,000
2010	290,000	94,000	1,336,000	2,542,000	114,000	3,773,000	1,144,000	9,293,000
2011	295,000	96,000	1,355,000	2,590,000	118,000	3,955,000	1,233,000	9,642,000
2012	301,000	97,000	1,374,000	2,639,000	122,000	4,141,000	1,324,000	9,998,000
Total	2,777,000	896,000	12,927,000	22,875,000	1,055,000	32,924,000	9,207,000	82,661,000